

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
SWC Wilhelm Avenue & South Road	* ZONING COMMISSIONER
1918 Wilhelm Avenue	* OF BALTIMORE COUNTY
14th Election District	
7th Councilmanic District	* Case No. 96-99-A
Linda Ann Lang	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1918 Wilhelm Avenue in the Rosedale Manor subdivision of Baltimore County. The Petition was filed by Linda Ann Lang, property owner. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) on a corner lot to be located 46 inches from the side street, in lieu of the required 1/3 of rear yard farthest removed from the (side) street. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

This Petition was originally filed as an administrative Variance pursuant to Section 26-127 of the Baltimore County Code. That section permits the Zoning Commissioner to grant variance relief without a public hearing for owner/occupied residential properties in certain circumstances. Notice of the Petition was posted on the property and a request for public hearing was received from Ferbie Paris, adjacent property owner. Thus, the matter was scheduled for a public hearing.

Appearing at the hearing were the property owners, Linda A. Lang and George M. Lang, her husband. Appearing in opposition of the request was Ferbie Paris.

ORDER RECEIVED FOR FILING

Date

By

12/19/95
Mr. [Signature]

Testimony and evidence presented was that the subject property is .15 acres in area zoned D.R.5.5. The Petitioners have resided on the property for approximately 18 years. The property is improved with a one story framed dwelling which fronts Wilhelm Avenue. The subject property is a corner lot which abuts the intersection of Wilhelm Avenue and South Road. There is no garage situated on the property.

Mr. and Mrs. Lang indicated that the house is of modest size and provides little storage room. Moreover, there is no basement in the dwelling and no garage on site. In order to accommodate their storage needs, the Langs constructed a 24 ft. x 12 ft. shed in the rear yard in 1990. The shed has been at that location since that time. Household goods, lawnmower and similar items are kept in the shed. It is not used for business purposes but as an accessory to the residential occupancy of the property. The Petitioners indicated that the existing location was the only practical place for the shed. The property is also improved with a swimming pool in the rear yard which limits acreage available. Construction of the shed in the front yard would be impractical.

Ms. Paris stated that the shed blocks her light and air. She testified that the shed also blocks her view and believes depreciates her property values. She also noted that junk was stored between the shed and the fence separating the property.

Based on the testimony and evidence presented, I am persuaded to grant the Petition for Variance. I find that the property is unique and that same is a corner lot, which restricts the area available for the shed. Moreover, the placement of the swimming pool prevents construction of the shed elsewhere in the rear yard. I am convinced that the shed, as originally constructed, does not detrimentally effect neighboring proper-

ORDER RECEIVED FOR FILING
Date 12/11/95
By [Signature]

ties. As noted above, the shed has been at its present location without complaint since 1990.

However, despite the grant of the relief, I will require some modification to the shed. Photographs show that a small addition to the shed, measuring approximately 6 x 8 ft. has apparently recently been constructed. Mr. and Mrs. Lang indicated that that construction commenced during the Summer of 1995. The addition is situated at the worse possible location on the shed, from Ms. Paris' standpoint. It is located immediately adjacent to her front yard near South Road. From the photographs submitted, this addition clearly blocks her view down South Road and does negatively impact her property. Thus, I will require that the Petitioners remove that portion of the shed as shown in the photographs and described herein. A shed strictly of the dimensions of 12 ft. x 24 ft. shall be permitted, however, without the aforesaid addition.

Pursuant to the posting and advertising of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of December, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) on a corner lot to be located 46 inches from the side street, in lieu of the required 1/3 of rear yard farthest removed from the (side) street, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible

for returning, said property to its original condition.

2. The addition to the shed described above and shown in the photographs submitted shall be removed within 90 days from the date of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

12/19/95

By

M. G. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 18, 1995

Mr. and Mrs. George M. Lang
1918 Wilhelm Avenue
Baltimore, Maryland 21237

RE: Petition for Variance
Case No. 96-99-A
Property: 1918 Wilhelm Avenue

Dear Mr. and Mrs. Lang:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

cc: Ms. Ferbie Paris, 7405 South Road, Balto.Md. 21237

microfilm

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
 ZONING VARIANCE * ZONING COMMISSIONER
 SWC Wilhelm Avenue & South Road *
 1918 Wilhelm Avenue * OF BALTIMORE COUNTY
 14th Election District *
 7th Councilmanic District * Case No. 96-99-A
 George M. Lang, et ux *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George M. Lang and Linda Ann Lang, his wife, for that property known as 1918 Wilhelm Avenue in the Rosedale Manor subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) on a corner lot to be located 46 inches from the side street, in lieu of the required 1/3 of rear yard farthest removed from the (side) street. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

10/14/95
 M. S. [Signature]

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4TH day of October, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) on a corner lot to be located 46 inches from the side street, in lieu of the required 1/3 of rear yard farthest removed from the (side) street, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

10/4/95
M. Horak

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 4, 1995

Mr. and Mrs. George M. Lang
1918 Wilhelm Avenue
Baltimore, Maryland 21237

RE: Petition for Administrative Variance
Case No. 96-99-A
Property: 1918 Wilhelm Avenue

Dear Mr. and Mrs. Lang:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

10/04/95





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1918 Wilhelm Avenue Baltimore MD 21237

96-99-A

which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) XXXX 400.1

To allow an accessory (detached shed) on a corner lot to be located 46 inches from the side street in lieu of the required 1/3 of rear yard farthest removed from the (side) street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Practical difficulty for an area variance is sought for the following reasons. Substantial relief is sought regarding the location of an accessory structure as this is the only area of the rear of the property for the placement of such a structure. Public safety and welfare will not be compromised, no increase in residential density is created, parking, sign regulations, and utilities are not affected, and community aesthetics are undisturbed by the granting of relief.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

Linda Ann Lang

(Type or Print Name)

Linda Ann Lang

(Type or Print Name)

Signature

home (410) 866-3191
1918 Wilhelm Avenue work (410) 575-6573

Address

Phone No.

Baltimore, MD 21237

City

State

Zipcode

Name, Address and phone number of representative to be contacted

George M. Lang (Spouse)

Name

home (410) 866-3191
1918 Wilhelm Avenue work (410) 388-6459

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *[Signature]*

DATE: 9-8-95

ESTIMATED POSTING DATE: 9/17

Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #: 113

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1918 Wilhelm Avenue
address
Baltimore, Maryland 21237
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Practical difficulty for an area variance is sought for the following reasons. The residence is a 3 bedroom, one story frame dwelling with no basement or lower level occupied by a family of four. Substantial relief is sought regarding the location of an accessory structure as this is the only area of the rear of the property for the placement of such a structure. Public safety and welfare will not be compromised, no increase in residential density is created, parking, sign regulations, and utilities are not affected, and community aesthetics are undisturbed by the granting of relief.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

Linda Ann Lang (nee Zimmerman)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of August, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Linda Ann Lang (nee Zimmerman)

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 30, 1995 - Expires
date

Linda Zimmerman
NOTARY PUBLIC

My Commission Expires: 11/12/95

Linda Ann Lang
1918 Wilhelm Avenue
Baltimore, MD 21237

August 24, 1995

96-99-A

Office of the Zoning Commissioner
Zoning Enforcement Section
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No# 96-394

As a supplement to the **Petition for Administrative Variance** related to the above referenced case number, please consider the following information.

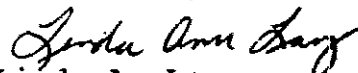
On April 14, 1990 we purchased a storage shed from Black Bear Structures. As a family of four, living in a one-floor residence, storage space is limited to an attic area only. The only logical solution for storage was a shed.

We were mislead at the time of purchase and advised that a permit would not be necessary as we were placing a "movable" structure on our property. Unfortunately, we now find that information to be in error.

During the past 5 years, we have invested a lot of time and money in the shed and its surroundings as is indicated by the photographs enclosed. Estimating the total cost of improvements and the original purchase price, approximately \$6,000.00 has been spent. The structure was placed in the only location available on the property. The structure has been maintained in appearance and does not represent any detriment to public safety and welfare, or affect off-street parking regulations and sign regulations.

We now understand that we are in violation of zoning regulations, however, we respectfully ask that you consider the above information in your consideration of this request for an Administrative Variance.

Sincerely,


Linda A. Lang

13

ZONING & DESCRIPTION
1918 Wilhelm Ave

96-99-A

Beginning at a point on the Southwest Corner of Wilhelm Ave & South Rd. Being Lot #1, Block A, Sect A in the Subdivision of ROSEDALE MANOR as recorded in plat book 18 folio 125 containing .15 AC and located in the 14th Elect Dist. of Balto. Co. Also known as 1918 Wilhelm Ave.

PLANNING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-99-A

District 1408

Date of Posting 9/15/95

Posted for: Various

Petitioner: Linda Ann Long

Location of property: 1918 Wilkerson Ave.

Location of Signs: Facing roadway on property being zoned

Remarks:

Posted by [Signature]
Signature

Date of return: 9/22/95

Number of Signs: 1

RECORDED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 113
004870

DATE 9-8-95 ACCOUNT R-001-6150

AMOUNT \$ 85.00
Site: 1918 Wilhelm Ave.

RECEIVED FROM: MR. LANG - owner
010 - Residential Ver. Siding Job - \$50.00
080 - Siding + Testing 35.00
FOR: _____

02A02H0212MICHRC Total TRS. \$85.00
BA 00101520M09-08-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1
011038

DATE 11/13/95 ACCOUNT R-001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Ferbie Paris

FOR: Request for Hearing 96-99

03A91M0059MICHRC \$40.00
BA 0002:39PM11-13-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19, 1995.

THE JEFFERSONIAN,

A. Henrichs
LEGAL AD. - TOWSON

Advertisement for the sale of the property of the late Mrs. Mary Ann Lang, deceased, and for the sale of the property of the late Mrs. Mary Ann Lang, deceased, and for the sale of the property of the late Mrs. Mary Ann Lang, deceased.

Case 199-004
Date 11/3
1978 Wilson Avenue
SNE Wilson Avenue
and South Road
14th Beach Drive
7th Downside
Legal Downside
Linda Ann Lang

Advertisement for the sale of the property of the late Mrs. Mary Ann Lang, deceased, and for the sale of the property of the late Mrs. Mary Ann Lang, deceased, and for the sale of the property of the late Mrs. Mary Ann Lang, deceased.

Hearings: Thursday, November 2, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE SCHMIDT
County Commissioner for
Baltimore County

NOTES: (1) Hearings are held at the County Administration Center, 100 South Road, Towson, MD 21204. (2) If interested parties wish to appear at the hearing, they must file a written statement with the County Clerk, 100 South Road, Towson, MD 21204, at least 10 days before the hearing.

10/27/95 Oct. 19.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 20, 1995

NOTICE OF REASSIGNMENT

Rescheduled from 11/3/95
CASE NUMBER: 96-99-A (Item 113)
1918 Wilhelm Avenue
SWC Wilhelm Avenue and South Road
14th Election District - 7th Councilmanic
Legal Owner: Linda Ann Lang

Variance to allow an accessory (detached shed) on a corner lot to be located 46 inches from the side street in lieu of the required 1/3 of rear yard farthest removed from the (side) street.

HEARING: MONDAY, DECEMBER 11, 1995 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: George and Linda Lang
Ferbie Paris





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

PLEASE NOTE HEARING DATE CHANGE

October 23, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-99-A (Item 113)
1918 Wilhelm Avenue
SWC Wilhelm Avenue and South Road
14th Election District - 7th Councilmanic
Legal Owner: Linda Ann Lang

Variance to allow an accessory (detached shed) on a corner lot to be located 46 inches from the side street in lieu of the required 1/3 of rear yard farthest removed from the (side) street.

HEARING: FRIDAY, NOVEMBER 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: George and Linda Lang
Ferbie Paris

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-1353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-1391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-99-A (Item 113)
1918 Wilhelm Avenue
SWC Wilhelm Avenue and South Road
14th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 17, 1995. The closing date (October 2, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Linda and George Lang

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 26, 1995

Ms. Linda Ann Lang
1918 Wilhelm Avenue
Baltimore, Maryland 21237

RE: Item No.: 113
Case No.: 96-99-A
Petitioner: L. A. Lang, et al

Dear Ms. Lang:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/19/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105,
106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED

SEP 21 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-15-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 113 (JJS)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 14, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 78, 80, 93, 94, 97, 99, 103, 104, 109, 110, 112, and 113

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 9/25/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9/18/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 103

104

107

108

109

110

111

112

113

114

115

116

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 25, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief *RWB/DAL*
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 25, 1995
Item No. 113

The Development Plans Review Division has reviewed the subject zoning item. South Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

RWB:sw

DATE: September 8, 1995

TO: Hearing Officer

FROM: John J. Sullivan, Jr.
Planner II, PDM

SUBJECT: Item #113
1918 Wilhelm Avenue

JJS:scj

PETITION PROBLEMS

#103 --- MJK

1. No telephone number for legal owner.

#104 --- MJK

1. Need attorney - incorporated.
2. Need printed name of person signing for legal owner.

#105 --- JCM

1. Need authorization for person signing for legal owner.
2. Zoning on variance petition says "BR-AS"; zoning on special exception and special hearing petition says "BL-AS"; folder says "BL-AS". Which is correct? Incorrect one needs to be corrected.

#106 --- JCM

1. Need authorization for person signing for legal owner.

#107 --- JCM

1. Need authorization for person signing for legal owner.

#109 --- JLL

1. No review information on bottom of petition form.

#110 --- JRA

1. No review information on bottom of petition form.

#112 --- JRF

1. No city, state, or zip code for legal owner.

#113 --- JJS

1. Legal owner did not sign back of petition form.
2. Notary section is invalid -- no signature to notarize & no notary seal on the petition form. Also notary cannot notarize a signature of a relative (same last name - related?).

#116 --- JCM

1. Need typed name of person signing for Gilman School.
2. Need typed title of persons signing for both legal owners. Also authorization to sign for these owners.

September 18, 1995

Department of Permits
111 W Chesapeake Ave.
Towson, MD.

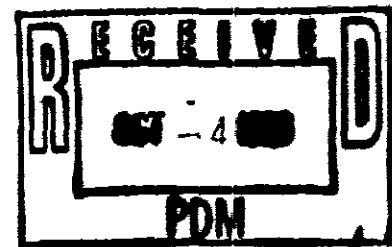
Gentlemen

I wish to request a formal hearing on the Variance
at property 1918 Wilhelm, your Code # 96-99A.

Enclosed is a check to cover your fee ~~on~~ the amount
\$40.00.

Ferbie Paris

Ferbie Paris
7405 South Rd
Baltimore, MD 21237



*Certified receipt
shows 09/19/95
AB*

Shen - Based on the
attached correspondence,
Larry has agreed to P.P.
this case - please resolve
ASAP. Thanks,

Bobbe

Ms. Ferbie Paris
7405 South Rd.
Baltimore, MD 21237-1329

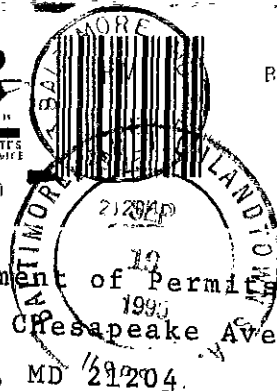
Young

Room 111



0000

Department of Permit
111 W. Chesapeake Ave.
Towson, MD 21204



U.S. POSTAGE
PAID
BALTIMORE, MD
21224
SEP 19 1995
AMOUNT

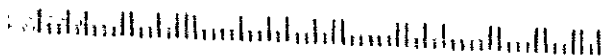
\$2.20
00011748



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right of the return address

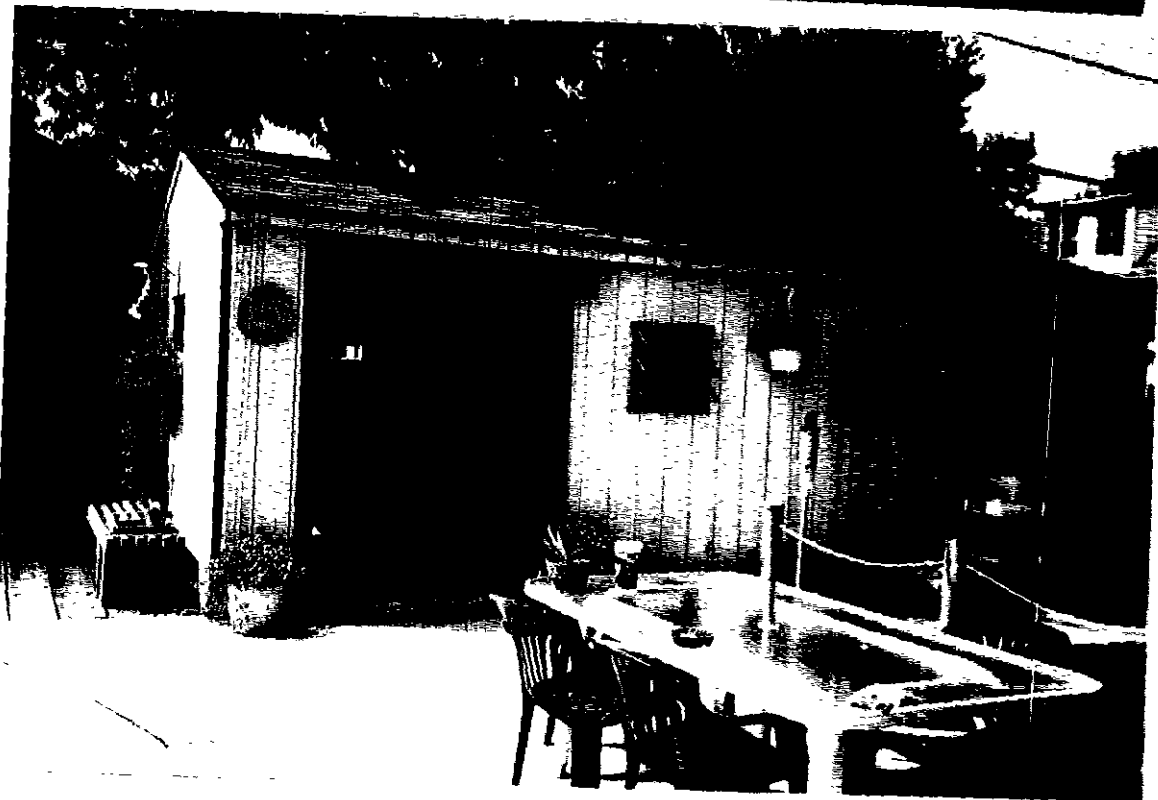
CERTIFIED

RETURN
REQU



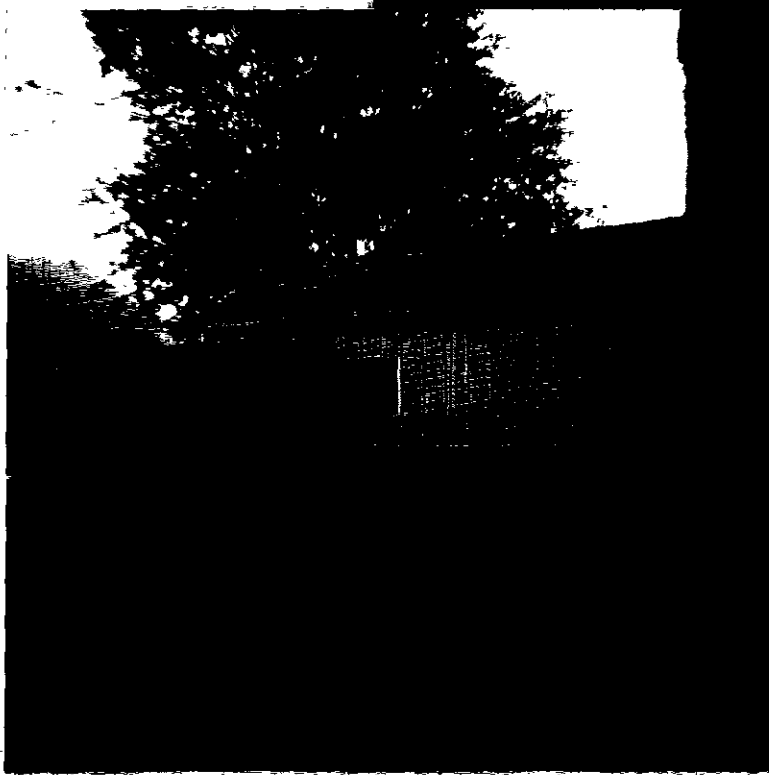
MAIL

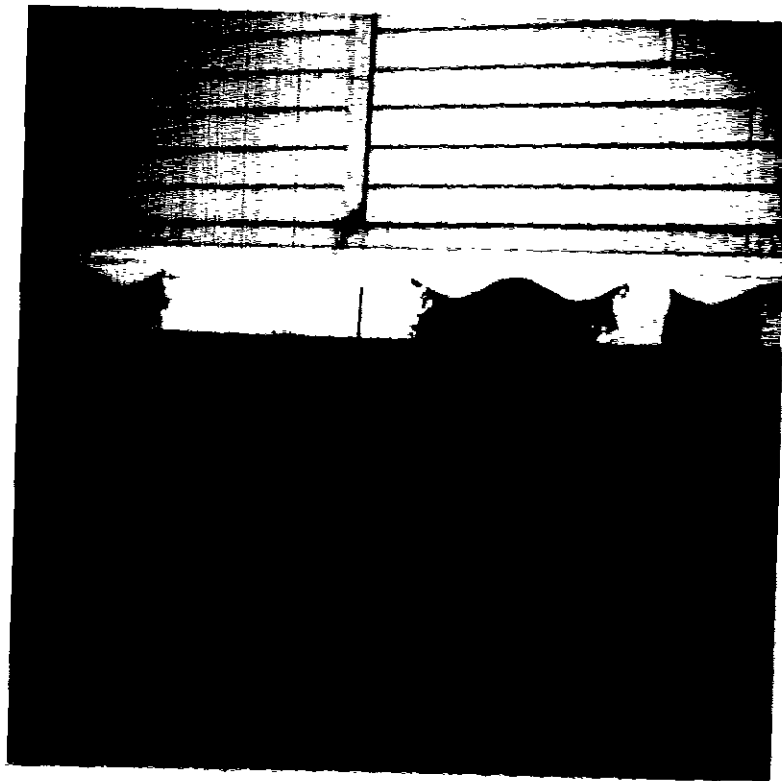
96-99-A



96-99-A

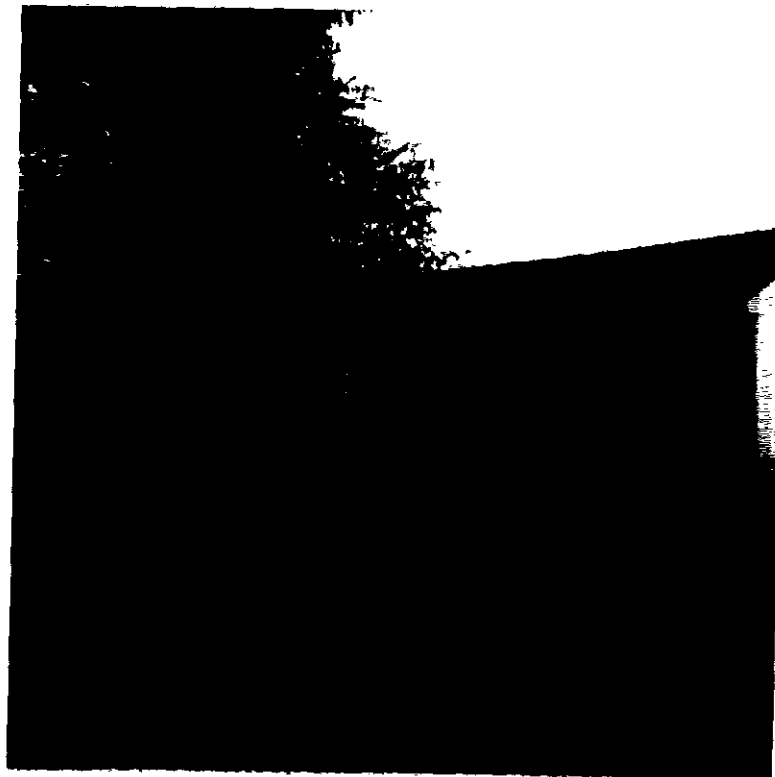






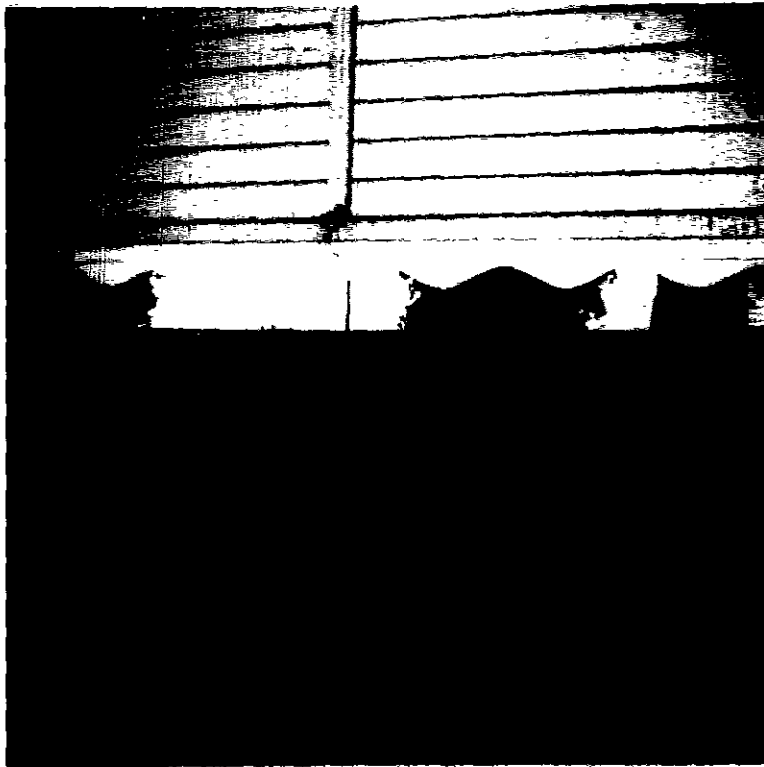
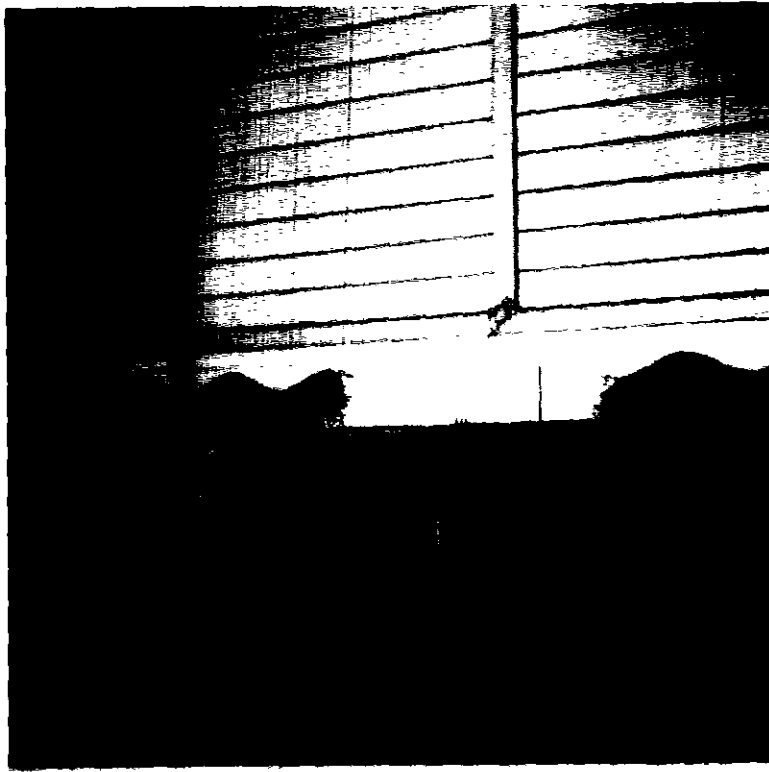












10/10 '95

Nwen—

Someone put this 14c.
in my box and it got
lost. It should have
been put in my "Mail
only" box. Anyway, if
Sept. 194c was timely for
this case, it needs to be
set in! Thanks,
Lavette

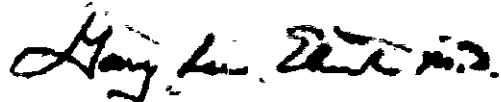
GARY LEE EHRLICH, M.D., P.A.
ESSEX MEDICAL CENTER
408 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE 669-8040

OCTOBER 30, 1995

ATTENTION : MR SCHMIDT

RE: CASE # 9009 A
ITEM 113
MRS. FERRIE PARIS

THE ABOVE MENTIONED PATIENT, MRS. FERRIE PARIS,
WILL BE UNABLE TO ATTEND COURT ON NOVEMBER 3, 1995,
BECAUSE SHE IS SCHEDULED TO HAVE CATARACT SURGERY ON
HER RIGHT EYE AT 9:00 A.M. ON FRIDAY, NOVEMBER 3, 1995.
THE SURGERY WILL BE PERFORMED BY ME AT THE DULANEY
EYE INSTITUTE. IF YOU HAVE ANY QUESTIONS, YOU MAY
PHONE ME AT 410-878-8040.



GARY L. EHRLICH, M.D.

MICROFILMED

PETITIONER(S) SIGN-IN SHEET

ADDRESS

1918 WILHELM AVE B-37

MICROFILMED



Printed with Soybean Ink
on Recycled Paper

[illegible]

ADDRESS

Terrie Pans

7425 Santa Rd

Plat to accompany Petition for Zoning Variance

Property address: 1918 Wilhelm Avenue

Owner: Linda A. Lang (nee. Zimmerman)

96-99-A No 1
128 No 1

Petition for Zoning Variance

South Road

No Prior Hearings

Elect Dist. 14

CO. DIST. 7

ZONING: DR-5.5

Public Water & Sewer

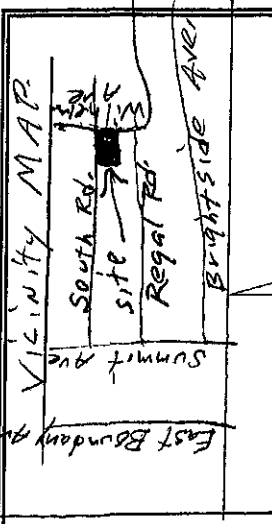
1" = 200' scale ZON. Map # NE, 2-E,

Lot size: 6632 sq ft = .15 ac ±

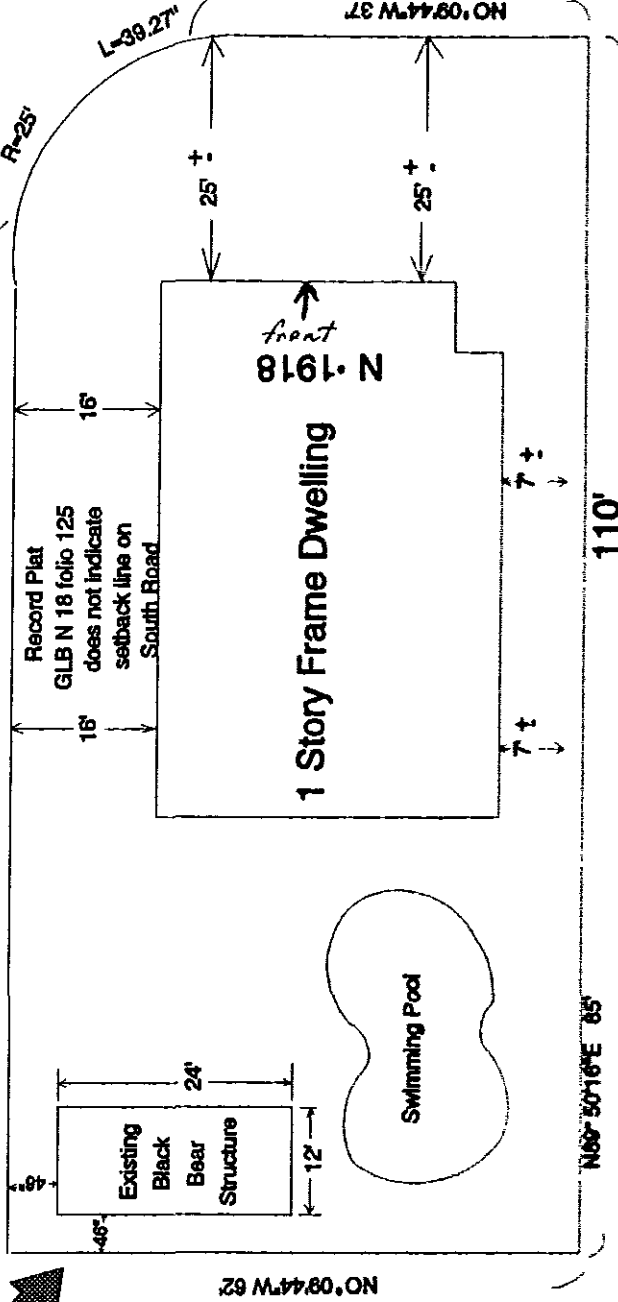
NOT in Critical Area.

No Prior Hearings

#113



N89°50'16"E 85'



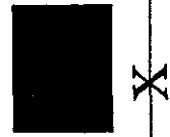
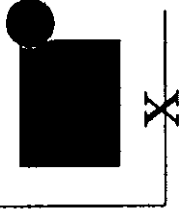
Wilhelm Avenue

20/161

House location 1918 (Wilhelm Ave.) Lot 1 Block A, Section "A" Rosedale Manor
Election District 14, Balto. County, Maryland - Plat Book G.L.B. 18 folio 125

Scale: 1"=20'

Wilhelm Avenue



South Road



MICROFILM

We, the undersigned residents and neighbors of George and Linda Lang who reside at 1918 Wilhelm Avenue, Baltimore, Maryland 21237, respectfully submit the following declaration for due consideration in the Zoning Board's decision to allow a permit variance related to the accessory structure located in the rear of this residence.

George and Linda Lang are considerate neighbors who do not disrupt the peaceful environment of the neighborhood known as Wilhelm Avenue. The erection of the accessory structure in excess of five years ago, to the rear of the property known as 1918 Wilhelm Avenue, does not hinder nor restrict any activities of the neighborhood, nor does the presence of the structure suggest any transgression related to pedestrian or motorized traffic or to the safety and welfare of others.

On the basis of the above, we respectfully request that a permit for variance be granted.

Pat Rice

Mary Leonard
Kathy Hill
Bill Ferguson
Bernadette Gauer
Leann Rosmar
Ralph Adelman
Elaine Hifford
Herold B. Sigurdson
Thi. Cochran
R. Wilhelm Jr.
Renée Allen
Louis M. Lovell
Earl E. Hartlove
Rose DENNIS DeHart
Theresa Curry
T. W. Reese

1910 Wilhelm Ave
2003 Wilhelm Ave
2001 Wilhelm Ave
2002 Wilhelm Ave
2002 Wilhelm Ave 21237
7402 South Rd 21237
1916 Wilhelm Ave 21237
1913 Wilhelm Ave 21237
1828 Wilhelm Ave 21237
1830 Wilhelm Ave 21237
1905 Wilhelm Ave 21237
1911 Wilhelm Ave 21237
1812 Wilhelm Ave 21237
1810 Wilhelm Ave 21237
1909 Wilhelm Ave 21237
1914 Wilhelm Ave

George and Linda Lang are considerate neighbors who do not disrupt the peaceful environment of the neighborhood known as Wilhelm Avenue. The erection of the accessory structure in excess of five years ago, to the rear of the property known as 1918 Wilhem Avenue, does not hinder nor restrict any activities of the neighborhood, nor does the presence of the structure suggest any transgression related to pedestrian or motorized traffic or to the safety and welfare of others.

John B. Brooks
John Shephers

2000 Wilhelm Ave - 21237
1912 W. Wilhelm Ave 2125

[illegible][illegible]

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
SWC Wilhelm Avenue & South Road
1918 Wilhelm Avenue
14th Election District
7th Councilmanic District
Linda Ann Lang
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-99-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1918 Wilhelm Avenue in the Rosedale Manor subdivision of Baltimore County. The Petition was filed by Linda Ann Lang, property owner. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) on a corner lot to be located 46 inches from the side street, in lieu of the required 1/3 of rear yard farthest removed from the (side) street. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

This Petition was originally filed as an administrative Variance pursuant to Section 26-127 of the Baltimore County Code. That section permits the Zoning Commissioner to grant variance relief without a public hearing for owner/occupied residential properties in certain circumstances. Notice of the Petition was posted on the property and a request for public hearing was received from Ferbie Paris, adjacent property owner. Thus, the matter was scheduled for a public hearing.

Appearing at the hearing were the property owners, Linda A. Lang and George M. Lang, her husband. Appearing in opposition of the request was Ferbie Paris.

Testimony and evidence presented was that the subject property is .15 acres in area zoned D.R.5.5. The Petitioners have resided on the property for approximately 18 years. The property is improved with a one story framed dwelling which fronts Wilhelm Avenue. The subject property is a corner lot which abuts the intersection of Wilhelm Avenue and South Road. There is no garage situated on the property.

Mr. and Mrs. Lang indicated that the house is of modest size and provides little storage room. Moreover, there is no basement in the dwelling and no garage on site. In order to accommodate their storage needs, the Langs constructed a 24 ft. x 12 ft. shed in the rear yard in 1990. The shed has been at that location since that time. Household goods, lawn mower and similar items are kept in the shed. It is not used for business purposes but as an accessory to the residential occupancy of the property. The Petitioners indicated that the existing location was the only practical place for the shed. The property is also improved with a swimming pool in the rear yard which limits acreage available. Construction of the shed in the front yard would be impractical.

Ms. Paris stated that the shed blocks her light and air. She testified that the shed also blocks her view and believes depreciates her property values. She also noted that junk was stored between the shed and the fence separating the property.

Based on the testimony and evidence presented, I am persuaded to grant the Petition for Variance. I find that the property is unique and that same is a corner lot, which restricts the area available for the shed. Moreover, the placement of the swimming pool prevents construction of the shed elsewhere in the rear yard. I am convinced that the shed, as originally constructed, does not detrimentally effect neighboring proper-

-2-

ties. As noted above, the shed has been at its present location without complaint since 1990.

However, despite the grant of the relief, I will require some modification to the shed. Photographs show that a small addition to the shed, measuring approximately 6 x 8 ft. has apparently recently been constructed. Mr. and Mrs. Lang indicated that that construction commenced during the Summer of 1995. The addition is situated at the worse possible location on the shed, from Ms. Paris' standpoint. It is located immediately adjacent to her front yard near South Road. From the photographs submitted, this addition clearly blocks her view down South Road and does negatively impact her property. Thus, I will require that the Petitioners remove that portion of the shed as shown in the photographs and described herein. A shed strictly of the dimensions of 12 ft. x 24 ft. shall be permitted, however, without the aforesaid addition.

Pursuant to the posting and advertising of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of December, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) on a corner lot to be located 46 inches from the side street, in lieu of the required 1/3 of rear yard farthest removed from the (side) street, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible

-2-

for returning, said property to its original condition.

2. The addition to the shed described above and shown in the photographs submitted shall be removed within 90 days from the date of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 12/19/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/19/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/19/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 12/19/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 18, 1995

Mr. and Mrs. George M. Lang
1918 Wilhelm Avenue
Baltimore, Maryland 21237

RE: Petition for Variance
Case No. 96-99-A
Property: 1918 Wilhelm Avenue

Dear Mr. and Mrs. Lang:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.
cc: Ms. Ferbie Paris, 7405 South Road, Balto.MD. 21237

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
SWC Wilhelm Avenue & South Road
1918 Wilhelm Avenue
14th Election District
7th Councilmanic District
George M. Lang, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-99-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George M. Lang and Linda Ann Lang, his wife, for that property known as 1918 Wilhelm Avenue in the Rosedale Manor subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) on a corner lot to be located 46 inches from the side street, in lieu of the required 1/3 of rear yard farthest removed from the (side) street. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING
Date 12/19/95
By [Signature]

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of October, 1995 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) on a corner lot to be located 46 inches from the side street, in lieu of the required 1/3 of rear yard farthest removed from the (side) street, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

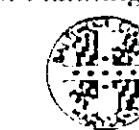
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 10/4/95
By [Signature]

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 4, 1995

Mr. and Mrs. George M. Lang
1918 Wilhelm Avenue
Baltimore, Maryland 21237

RE: Petition for Administrative Variance
Case No. 96-99-A
Property: 1918 Wilhelm Avenue

Dear Mr. and Mrs. Lang:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-99-A (Item 113)
1318 Wilhelm Avenue
SAC Wilhelm Avenue and South Road
14th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 17, 1995. The closing date (October 2, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

cc: Linda and George Lang



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 26, 1995

Ms. Linda Ann Lang
1918 Wilhelm Avenue
Baltimore, Maryland 21237

RE: Item No.: 113
Case No.: 96-99-A
Petitioner: L. A. Lang, et al

Dear Ms. Lang:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

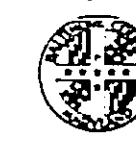
Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/19/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 18, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105,
106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED
SEP 21 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-15-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 113 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 14, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 78, 80, 93, 94, 97, 99, 103, 104, 109, 110, 112, and 113

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kras*

PK/JL

ITEM78/PZONE/EXTJWL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 9/25/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 9/18/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 102
104
107
108
109
110
111
112
113
114
115
116

LS:sp

LETTY2/DEPRM/XTXTSP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Sept. 25, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 25, 1995
Item No. 113

The Development Plans Review Division has reviewed the subject zoning item. South Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

RWB:aw

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: September 8, 1995

TO: Hearing Officer

FROM: John J. Sullivan, Jr.
Planner II, PDM

SUBJECT: Item #113
1918 Wilhelm Avenue

Mr. Lang, the petitioner in today's 10:45 variance appointment, submitted the paperwork with some missing items. I supplied the missing information, but noticed that the scale of the lot length is not quite accurate, but the other dimensions are. Mr. Lang stated that he did the best that he could. I believe the scale of the lot length has no bearing on the variance request.


JJS:scj



1. Need typed name of person signing for Gilman School.
2. Need typed title of persons signing for both legal owners. Also authorization to sign for these owners.

cc: Case File

Steven —

Someone put this 14c
in my box and it got
lost. It should have
been put in my "mail
only" box. Anyway, if
Sept. 1942 was finally for
this case, it needs to be
set in! Thanks,
Laurita

 Ms. Ferlie Paris
748 South Rd.
Baltimore, MD 21204-1329



\$2.20
SEP 19 1995
BALTIMORE, MD

Room 111

Department of Persia
111 W. Chesapeake Ave.
Towson, MD 21204

Fold at line over top of envelope to the right of the return address

CERTIFIED

**RETURN
REQ**

7405 South Rd
Baltimore, MD 21231

RECEIVED
OCT 14 1988
PDM

PDM
Certified recap
shows 09/19/95
LVA

Gary L. Ehrlich, M.D.
GARY L. EHRLICH, M.D.

1918 WILHELM AVE B-37

NAME
Yoshi's Pansy

7405 Santa Rd

Scale: 1"=20'

Shirley - Based on the
attached correspondence,
Larry has agreed to PP
this case - please workable
ASAP. Thanks,
Betty

Wilhelm Avenue

South Road

1918

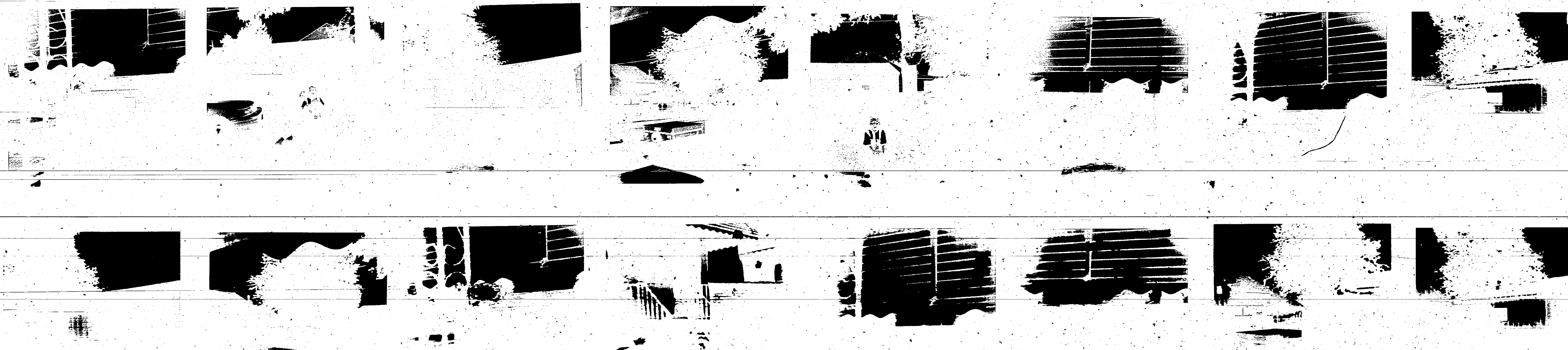
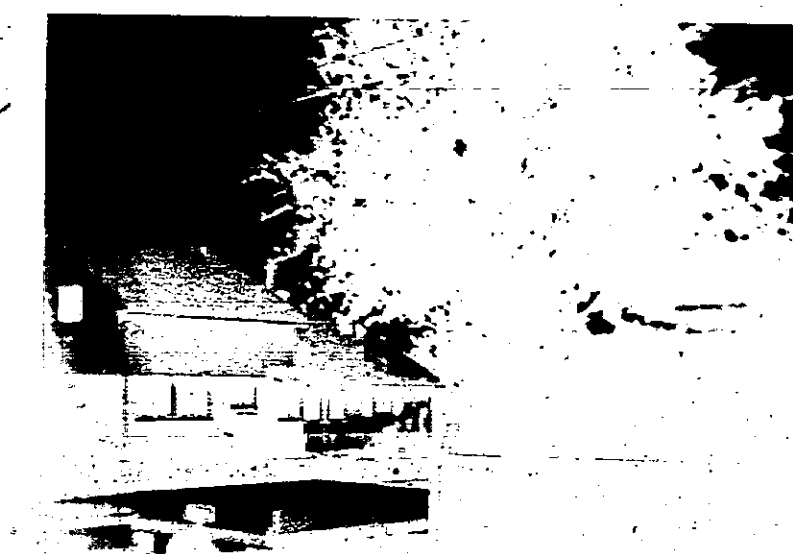
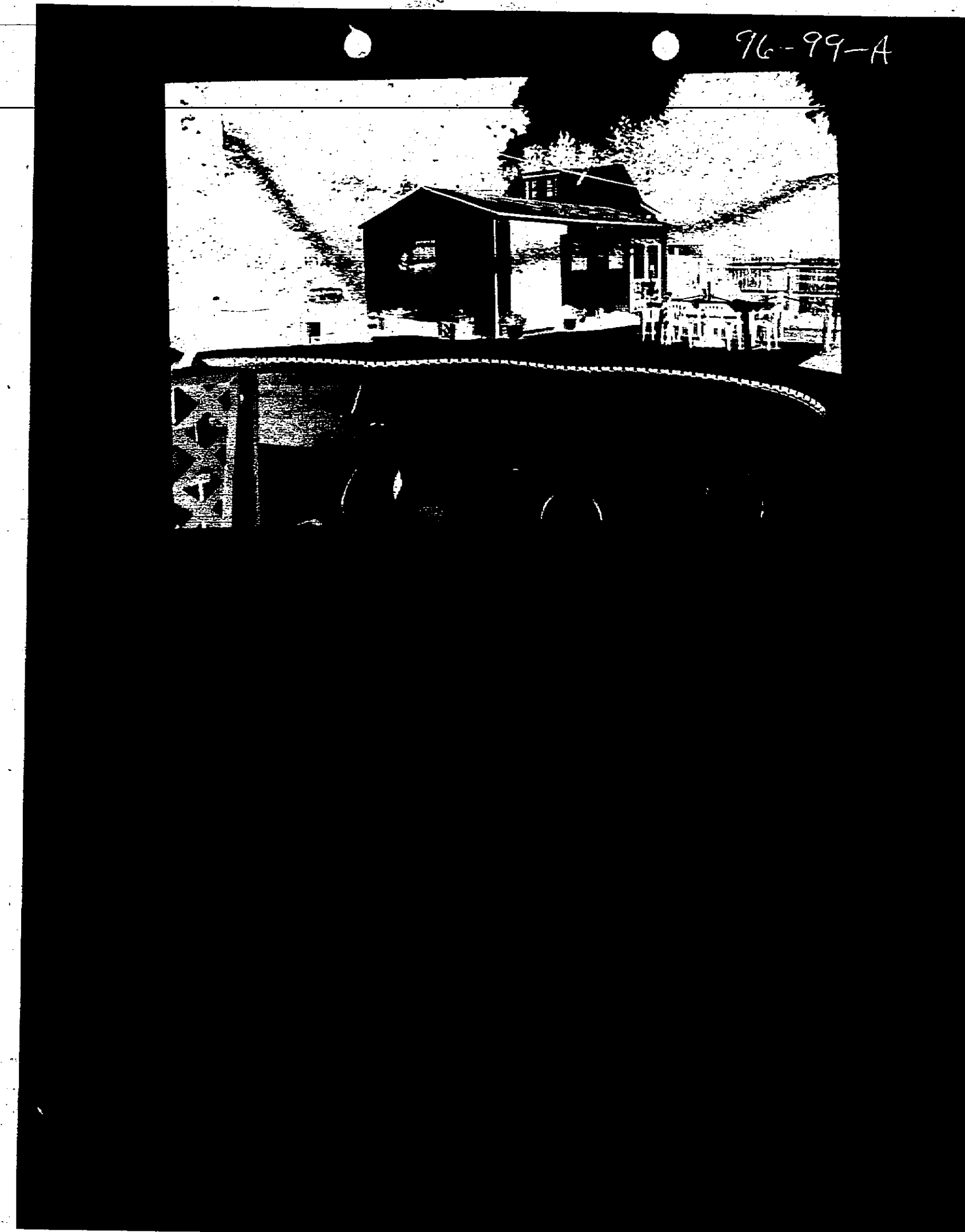
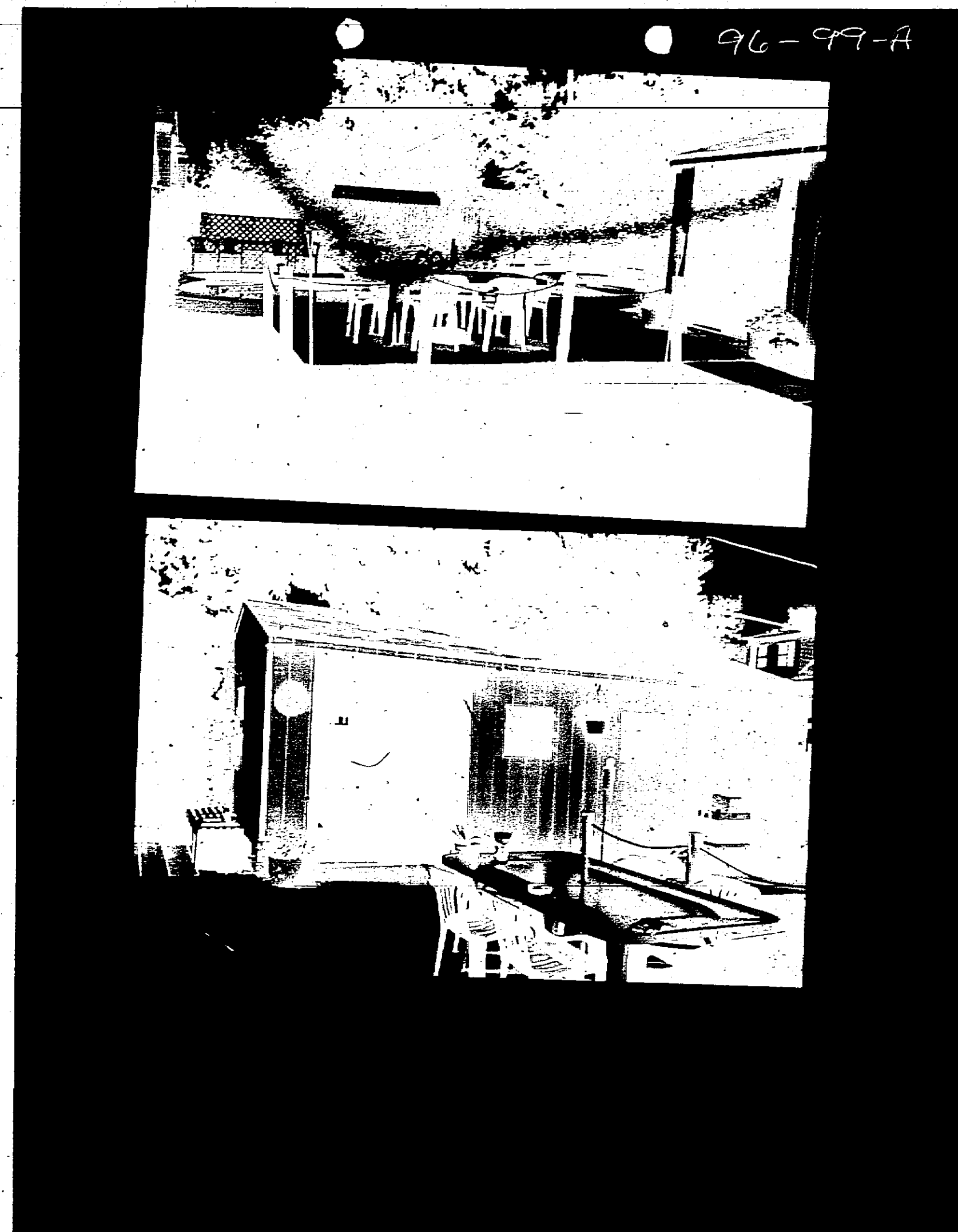
We, the undersigned residents and neighbors of George and Linda Lang who reside at 1918 Wilhelm Avenue, Baltimore, Maryland 21237, respectfully submit the following declaration for due consideration in the Zoning Board's decision to allow a permit variance related to the accessory structure located in the rear of this residence.

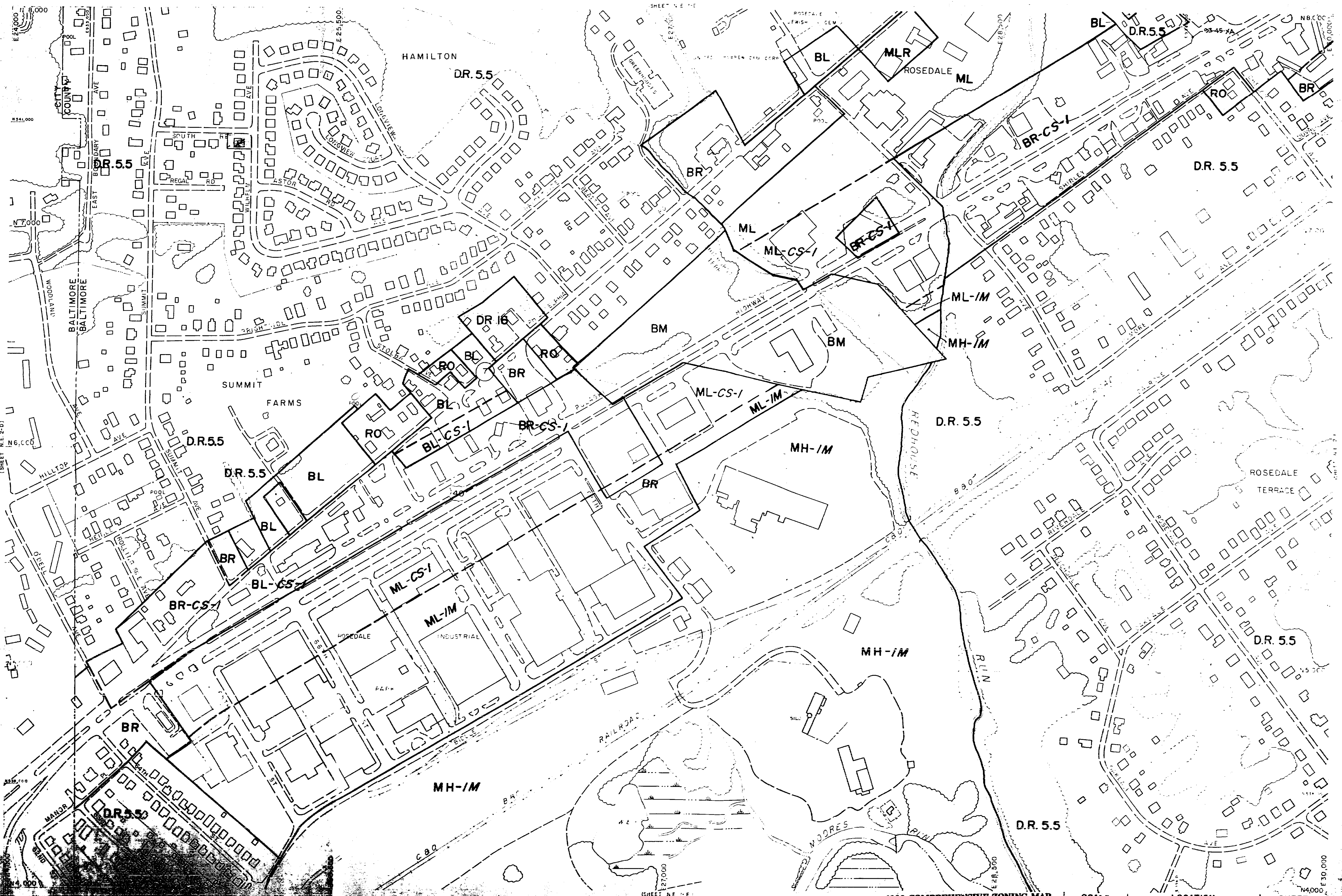
George and Linda Lang are considerate neighbors who do not disrupt the peaceful environment of the neighborhood known as Wilhelm Avenue. The erection of the accessory structure in excess of five years ago, to the rear of the property known as 1918 Wilhelm Avenue, does not hinder nor restrict any activities of the neighborhood, nor does the presence of the structure suggest any transgression related to pedestrian or motorized traffic or to the safety and welfare of others.

On the basis of the above, we respectfully request that a permit for variance be granted.

Mary Leonard
 Ruth Leonard
 Barbara Leonard
 Margaret Leonard
 Pearl Adelman
 Anne Laffer
 Kenneth B. Leonard
 D. L. Chapman
 L. L. Leonard
 Dennis Adelman
 Lyne M. Swell
 Robert E. Leonard
 Rose Leonard
 Thomas Leonard

1910 Wilhelm Ave
 3413 Wilhelm Ave
 2001 Wilhelm Ave
 2002 Wilhelm Ave
 3413 Wilhelm Ave 21237
 7402 South Pl 21237
 1916 Wilhelm Ave 21237
 1913 Wilhelm Ave 21237
 1825 Wilhelm Ave 21237
 1830 Wilhelm Ave 21237
 1905 Wilhelm Ave 21237
 1911 Wilhelm Ave 21237
 1812 Wilhelm Ave 21237
 1810 Wilhelm Ave 21237
 1909 Wilhelm Ave 21237
 1714 Wilhelm Ave 21237





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

ROSEDALE

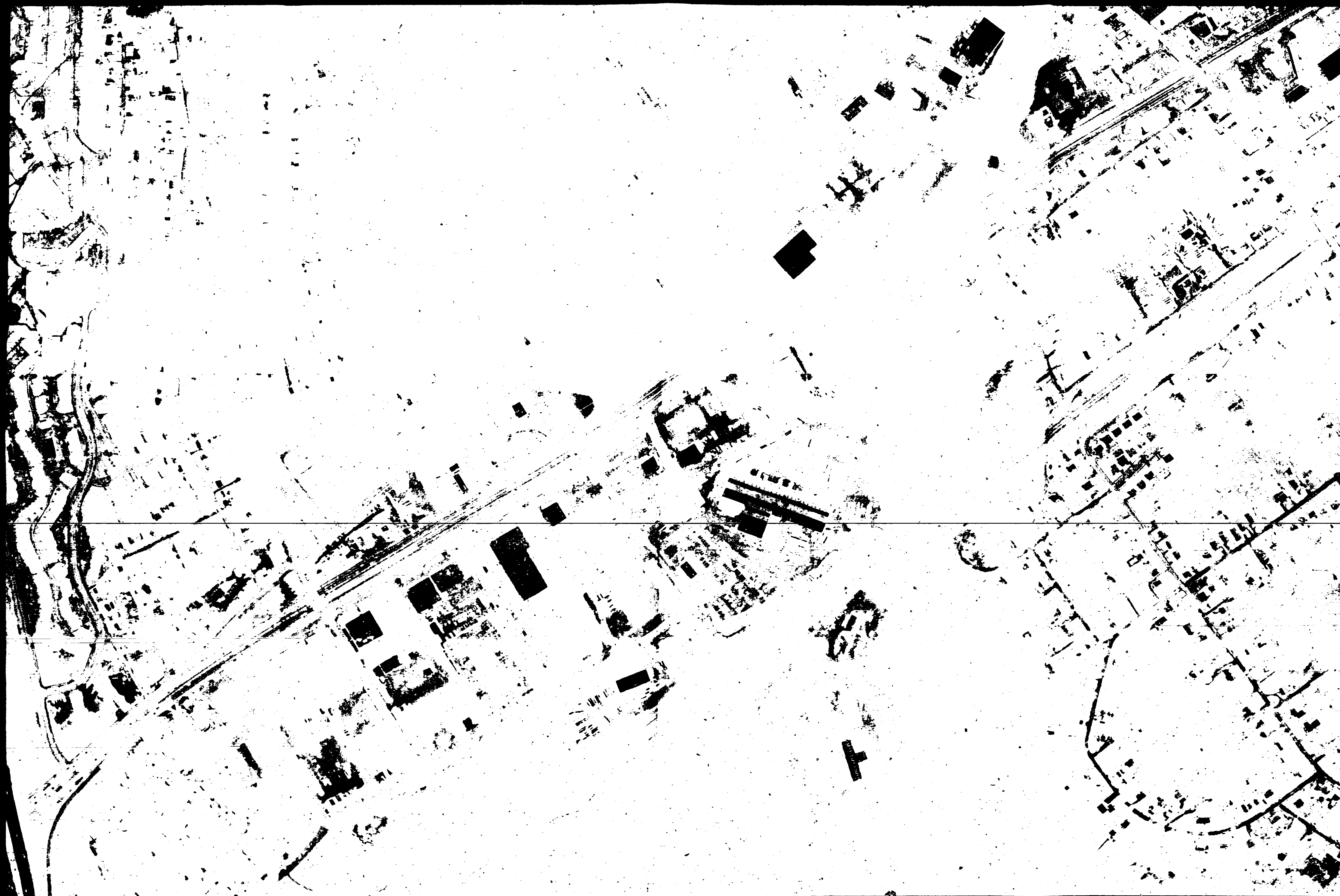
SHEET

N E
2-E

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHANAN-NORM, INC. BALTIMORE, MD. 21216

96-99-A

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	ROSEDALE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		2-E

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